

PROPOSED EARTHWORK	CUT:	FILL:
RAW VOLUME	9,400 CYS	10,800 CYS
5' REMEDIAL (1" IN STREETS)	67,910 CYS	67,910 CYS
2.5% LOSS ON ALL EXCAVATION	1,930 CYS	1,930 CYS
1" SUBSIDENCE	1,650 CYS	1,650 CYS
2.5% LOSS ON 6" OF SCARIFICATION	210 CYS	210 CYS
ESTIMATED TOTALS	77,310 CYS	82,500 CYS
	SHORT	5,190 CYS

NOTE: SPOIL DIRT ESTIMATED TO BE 5,190 CYS

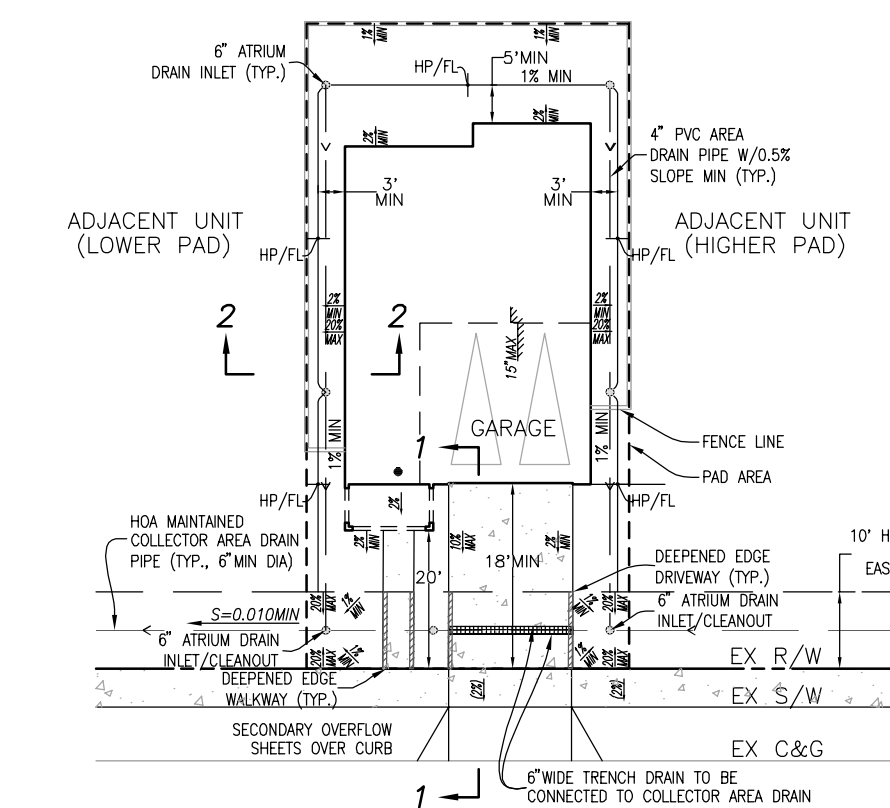
#### PROJECT NUMBER

2019-000181

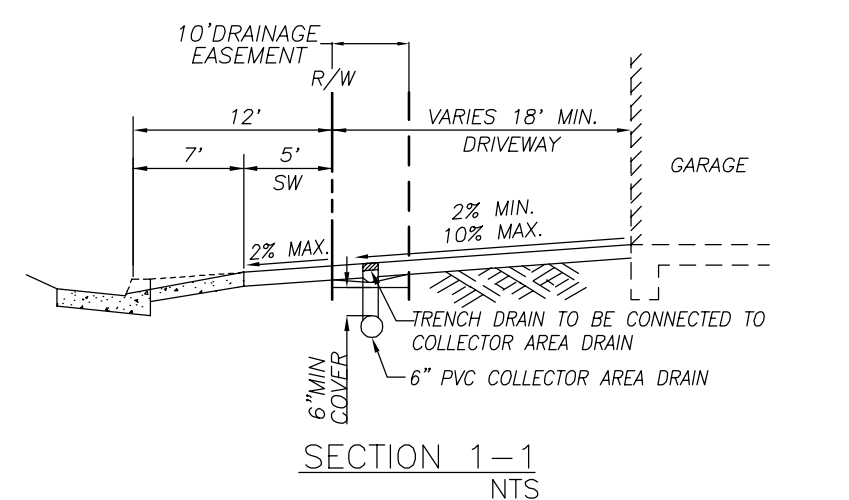
#### LEGEND/SYMBOLS

CONC	CONCRETE
ASPH	ASPHALT
○ M/B	EXISTING MAIL BOX
○	LIGHT STANDARD
○ S	STREET LIGHT
○	SIGN
□ M	METER
□ DI	DROP INLET
○ V	VALVE
○ MH	MANHOLE
○	HANDICAP
○	FILTRERRA BIOFILTRATION UNIT
○	COMMON SPACE
○	DEDICATED TO PUBLIC STREET
○	PROPOSED FIRE HYDRANT
○	EXISTING FIRE HYDRANT
○	PAD ELEVATION
○	PROPOSED STREET LIGHT
○	FIRE LANE

—	ADA PATH OF TRAVEL
—	PROJECT BOUNDARY
—	PROPOSED CENTER LINE
—	STREET RIGHT OF WAY
—	BLOCK WALL
—	RETAINING WALL
—	TREE LINE
—	BRUSH LINE
—	OVERHEAD ELECTRIC LINE
— S —	EXISTING SEWER MAIN & FLOW DIRECTION
— W —	EXISTING WATER MAIN
— SD —	EXISTING STORM DRAIN & FLOW DIRECTION
— S —	PROPOSED SEWER MAIN
— W —	PROPOSED WATER MAIN
— SD —	PROPOSED STORM DRAIN
—	TOP OF SLOPE
—	TOE OF SLOPE
—	PROPOSED LOW FLOW STORM DRAIN & FLOW DIRECTION



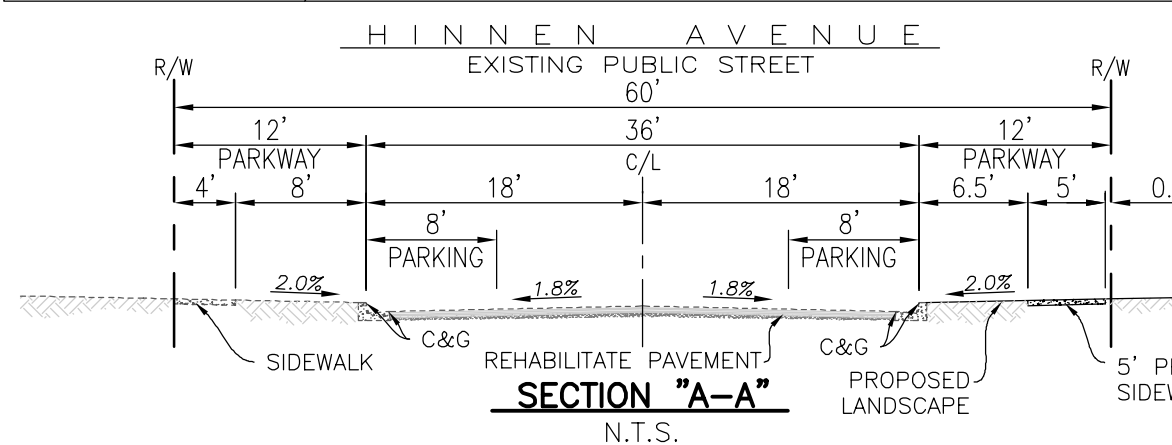
TYPICAL LOT DRAINAGE DETAIL. NTS.  
W/ AREA DRAIN SYSTEM WITHIN PRIVATE SPACE (HINNEN AVE, FOLGER ST, AND GLENELDER AVE.)



#### PROJECT SUMMARY

AREA TO ADJACENT STREET CENTERLINES, INCLUDES 1/2 PORTION OF HINNEN AVENUE, FOLGER STREET AND GLENELDER AVENUE.	11.47 AC
EXISTING LOT AREA - 1 PARCEL	10.0 AC
EXISTING HHCP R-1 RESIDENTIAL DENSITY (0-9 DU'S / ACRE)	90 DWELLINGS ALLOWED*
EXISTING GENERAL PLAN AND HHCP LAND USE H9 (0-9 DU'S / ACRE)	90 DWELLINGS ALLOWED*
EXISTING R-1 ZONE MAXIMUM UNITS **	87 DWELLINGS ON 10 ACRES*
5,000 SQ.FT. LOT AREA MINIMUM (435.600 SQ.FT. / 10.0 ACRES)	
PROPOSED LOT 1	10.0 AC
PROPOSED PRIVATE RIGHT OF WAY, ALL PRIVATE DRIVEWAYS	2.0 AC
LOT 1 AREA EXCLUDING ALL PRIVATE DRIVEWAYS	8.0 AC
PROPOSED DWELLING UNITS	85*
PROPOSED DENSITY 85 DU'S / 10.0 ACRES	8.5 DU'S/ACRE
PROPOSED OPEN SPACE AND COMMUNITY AREAS	
OPEN SPACE #1	0.10 AC
OPEN SPACE #2	0.02 AC
OPEN SPACE #3	0.04 AC
OPEN SPACE #4	0.05 AC
OPEN SPACE #5	0.35 AC
TOTAL	0.56 AC
PROPOSED DWELLING PRIVATE YARD AREAS (SIDE, FRONT, REAR YARD TOTAL AREAS ADJUTING DWELLINGS)	3.3 AC

NOTE:  
\* PROPOSED DEVELOPMENT IS LESS THAN PERMITTED DWELLING DENSITY AND NUMBER OF TOTAL UNITS ALLOWED.  
\*\* ZONE IS REGULATED BY GENERAL PLAN DENSITY LIMITS. R-1 ZONE LIMITS DEVELOPMENT BY 5,000 SQ.FT. MINIMUM LOT AREA.



#### EASEMENT NOTES

NO EXISTING ON-SITE PUBLIC AND PRIVATE EASEMENTS.

#### PROPOSED EASEMENT

EASEMENTS FOR ACCESS (INGRESS/EGRESS), MAINTENANCE AND GRADING OF DESIGNATED WATER, SEWER, STORM DRAIN, WATER QUALITY NEEDS, OR APPURTENANT FACILITIES ARE TO BE PROVIDED OVER PRIVATE DRIVEWAY AND FIRE LANES FOR EMERGENCY SERVICES, LOS ANGELES COUNTY PUBLIC WORKS, LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, AND DRY UTILITY SERVICES AS DEEMED APPROPRIATE.

#### REQUESTED EASEMENTS

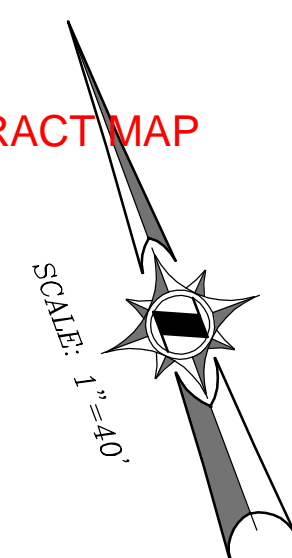
VESTING TENTATIVE TRACT MAP NO. 82159/RPPL 2019000320  
ENVIRONMENTAL ASSESSMENT NO. RPPL 2019000323

## MAJOR LAND DIVISION FOR VESTING TENTATIVE TRACT NO. 82159 FOR CONDOMINIUM PURPOSES

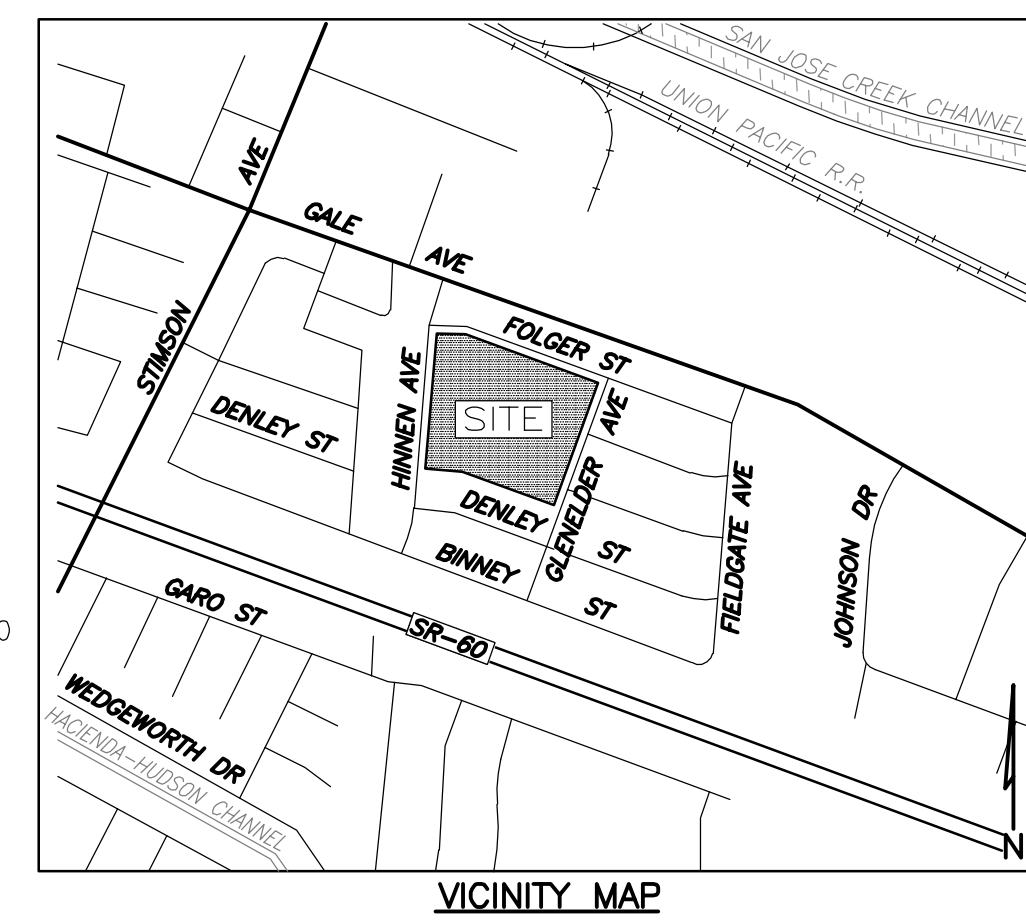
LOCATED IN THE UNINCORPORATED TERRITORY OF THE  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 102 OF TRACT NO. 21865, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 587, PAGES 89 AND 90 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

RECEIVED  
DEPT. OF REGIONAL PLANNING  
TR82159 VESTING TENTATIVE TRACT MAP  
02182020



SCALE: 1" = 40'



#### BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE BEARING OF FOLGER STREET BEING N89°42'37"W AS SHOWN ON THE TRACT MAP FILED IN BOOK 587 AT PAGE 9 OF MAP RECORDS, LOS ANGELES COUNTY, CALIFORNIA.

ALTA SURVEY PROVIDED BY C&V CONSULTING, INC. ON JUNE 15, 2016

#### BENCHMARK STATEMENT:

CITY OF INDUSTRY BENCH MARK NUMBER 0-1 DESCRIBED AS: "BRASS CAP ON S. CB GATE AVE 315 FT E. OF E.C.R. OF S.E. CB RETURN ±40 FT E. & SIMON AVE." ELEVATION = 344.003 (NAVD29)

#### FLOOD NOTE:

THE SUBJECT PROPERTY FALLS WITHIN "ZONE X" ON A PORTION OF FLOOD INSURANCE RATE MAP NUMBER 06037C1700F OF PANEL 1700 OF 2350, EFFECTIVE SEPTEMBER 26, 2008. AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.

#### UTILITY INFORMATION:

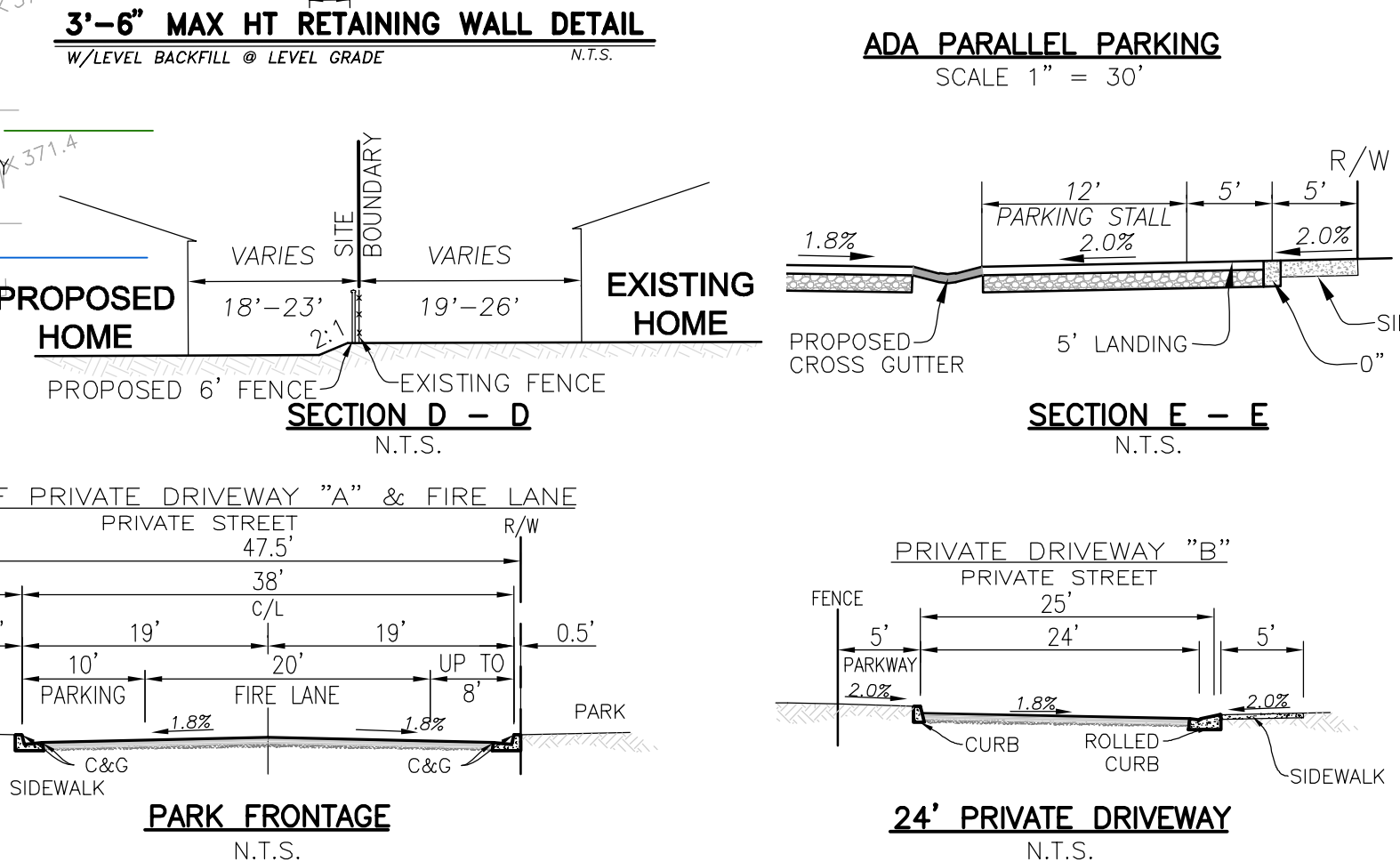
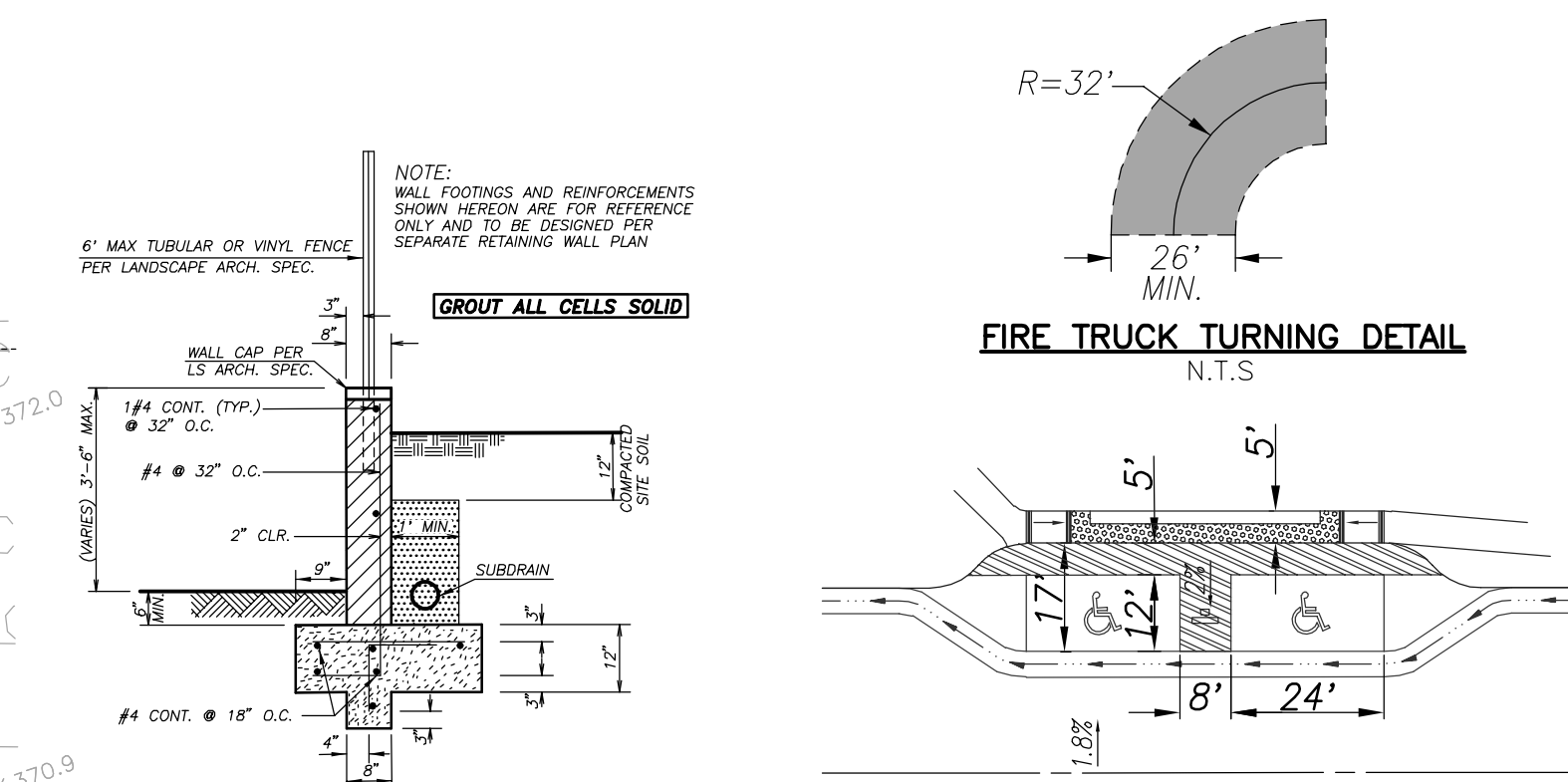
WATER - SUBURBAN WATER SYSTEMS  
SEWER - COUNTY OF LOS ANGELES SANITATION DISTRICT  
GAS - SOUTHERN CALIFORNIA GAS CO.  
ELECTRICITY - SOUTHERN CALIFORNIA EDISON CO.  
TELEPHONE - AT&T  
CABLE TV - CHARTER CO.  
FIRE - COUNTY OF LOS ANGELES FIRE DEPARTMENT  
SHERIFF - COUNTY OF LOS ANGELES SHERIFF'S DEPARTMENT  
SCHOOL - HACIENDA LA PUENTE UNIFIED SCHOOL DISTRICT

#### GENERAL NOTES:

- APN: 8242-004-900
- CURRENT ADDRESS: 16234 FOLGER STREET, HACIENDA HEIGHTS, CA 91745
- EXISTING LAND USE: VACATED EDUCATION/INSTITUTIONAL SCHOOL SITE
- PROPOSED LAND USE: DETACHED SINGLE FAMILY RESIDENTIAL
- VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES.
- NO. OF EXISTING LOTS: 1
- EXISTING GENERAL PLAN HACIENDA HEIGHTS COMMUNITY: H9-RESIDENTIAL (0-9 DU/NET ACRE)
- PROPOSED GENERAL PLAN HACIENDA HEIGHTS COMMUNITY: SAME AS EXISTING, NO CHANGE.
- COMMUNITY PLAN: HACIENDA HEIGHTS
- EXISTING LA COUNTY ZONE: R1 RESIDENTIAL
- NO. OF PROPOSED LOTS: 1
- NO. OF PROPOSED RESIDENTIAL DWELLINGS: 85
- PROPOSED DENSITY: 8.5 DU'S/ACRE
- PROPOSED DEMOLITION: ALL EXISTING ON-SITE BUILDINGS, PARKING, PAVED AREAS, TREES AND GROUNDS.
- NO OAK TREES ON SITE.
- NO ENTRY GATES ON PRIVATE DRIVEWAY "A" AND FIRE LANE.
- DRY UTILITIES MAY BE LOCATED IN COMMON UTILITY TRENCH WHERE POSSIBLE. REFER TO UTILITY EXHIBIT FOR CONCEPT.
- ALL UTILITIES TO BE UNDERGROUND TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS. RESERVE RECIPROCAL EASEMENTS FOR DRAINAGE, INGRESS/EGRESS, SEWER, WATER, UTILITIES RIGHT TO GRADE, AND MAINTENANCE PURPOSES, IN DOCUMENTS OVER THE COMMON PRIVATE DRIVEWAYS TO THE SATISFACTION OF PUBLIC WORKS.
- PIPE SIZING FOR STORM DRAIN IMPROVEMENTS SHALL BE CONFIRMED DURING IMPROVEMENT PLAN STAGE.
- SEWER SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH SEWER STUDY AND SEWER DIVISION IN LOS ANGELES COUNTY PUBLIC WORKS.
- WATER SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH WATER STUDY AND WATER DIVISION IN LOS ANGELES COUNTY PUBLIC WORKS AND SUBURBAN WATER SYSTEMS.
- LANDSCAPE AND IRRIGATION PLAN PROVIDED BY LANDSCAPE ARCHITECT SHALL BE PROVIDED IN ACCORDANCE WITH ADOPTED WATER EFFICIENT LANDSCAPE GUIDELINES.
- REFER TO LAND DEVELOPMENT (LID) PLAN PROVIDES GUIDANCE FOR WATER QUALITY TREATMENT AND MAINTENANCE OF SUCH FACILITIES.
- BIOFILTRATION ALONG HINNEN AVENUE, FOLGER STREET, AND GLENELDER AVENUE ADJACENT TO PROJECT SITE, TO BE LOCATED BACK OF STREET RIGHT OF WAY TO BE MAINTAINED BY HOA. REFER TO LID PLAN ON-SITE DRAINAGE FACILITIES, HOA MAINTAINED.
- POST BOX RECEPTACLES TO BE LOCATED BEHIND THE SIDEWALK AND IN GROUPS TO SERVE TWO OR MORE DWELLINGS.
- RESIDENTIAL CONDOMINIUM PLAN TO BE SUBMITTED TO CA DRE.
- PARALLEL PARKING ON PRIVATE DRIVEWAY AND FIRE LANE MINIMUM 10'x24'.
- REFER TO LANDSCAPE PLANS FOR WALL AND FENCE PLAN
- THIS SUBDIVISION (TRACT) IS A CONDOMINIUM PROJECT (FOR 85 UNITS), WHEREBY THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS THAT WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.
- PRIVATE DRIVEWAYS ARE HOA MAINTAINED.

#### SETBACK INFORMATION: LOT 1

HINNEN AVE, FOLGER ST, AND GLENELDER AVE  
FRONT YARD - 20 FEET  
LOT 1 REAR YARD - 15 FEET



DESIGNED

DRAWN

CHECKED

DATE

SCALE

PER PLAN

NO.

DATE

REVISIONS

PREPARED FOR:

LENNAR

15131 ALTON PARKWAY, SUITE 365

IRVINE, CA 92618

(949) 349-8000

DESIGNED BY:

HUNSAKER & ASSOCIATES

IRVINE, CA

REGISTERED PROFESSIONAL ENGINEER - CIVIL

NO. 007239

EXPIRATION DATE: 12/31/2024

DESIGNED BY:

HUNSAKER & ASSOCIATES

IRVINE, CA

REGISTERED PROFESSIONAL ENGINEER - CIVIL

NO. 007239

EXPIRATION DATE: 12/31/2024

MAJOR LAND DIVISION

VESTING TENTATIVE TRACT NO. 82159

FOR 85 DETACHED CONDOMINIUMS

16234 FOLGER STREET, HACIENDA HEIGHTS, CA 91745

APN: 8242-004-900

SUBMITTAL DATE:

SHEET 1

OF 3

PLOTTED BY: Alex Martinez DATE: Feb. 17, 2020 12:00:06 PM FILE: F:\1037\Planning\SA\_TTM\_082159\Exp\_TTM\_Sht-1\_TTM\_082159.dwg